

HIGHLAND BOARD OF ZONING APPEALS

Regular Meeting Agenda

August 22, 2018

1) **OPENING: Pledge of Allegiance Led By:** Mr. Martini

2) **ROLL CALL: Members:** Mr. Helms, Mr. Martini, Mr. Grzymiski, Mr. Leep and Mrs. Murovic

3) **MINUTES:** Are there any deletions, corrections or additions to the minutes of July 25, 2018? If none, they will stand approved as posted.

4) **ANNOUNCEMENTS:** The date of the next meeting of the Board of Zoning Appeals to take place on September 26, 2018.

5) **COMMUNICATION: None**

6) **Old Business: Approval of Findings of Fact for** Kenneth Hay, 1310 Tralee Ct., Dyer, IN 46311, requesting a variance to exceed accessory structure allowance. Asking to build an additional detached three car garage at the location of 10250 Kennedy Ave. {HMC 18.05.060 (F) (5)} In Zoning District R-1A, R-1, R-2, or R-3. The summation of the gross floor area of all accessory structures shall not exceed the gross floor area of the principal structure, or 720 square feet, whichever is less.

7) **Old Business: Approval of Findings of Fact for** Erin Watson, 9234 Wildwood Drive, Highland, IN, requesting a variance to move fence beyond build line. Property is on a corner. {HMC 18.05.060}(G)(5)(a) Permitted Obstruction in Required Yards. The following shall not be considered to be obstructions when located in the required yards specified: (a) In All Yards. Ordinary projections of skylights, sills, belt courses, cornices and ornamental features projecting not to exceed 12 inches; open terraces or decks not over four feet above the average level of the adjoining ground but not including a permanent roofed-over terrace or porch and not including terraces or decks which project into the required front yard by more than six feet from the front of the principal structure; awnings and canopies; steps which are necessary for access to a permitted building or for access to a zoning lot from a street or alley; chimneys projecting 18 inches or less into the yard; arbors, trellises and flagpoles; fences, screens, hedges and walls; provided, that in residential districts no fence or wall shall be located in the required front yard and no landscaped screen or hedge shall exceed three feet six inches in height if located in the front yard, and no fence, landscaped screen, hedge or wall shall exceed six feet in height if located in a side or rear yard. On a corner or reverse corner lot, the side yard setback shall be the same as the front yard setback on adjoining lots; fences shall not be installed beyond this point. No fence, screen, hedge or wall shall interfere with line of sight requirements for local streets or intersections. No fence, screen, hedge or wall shall be constructed of material that may be described as rubble, cardboard, chicken wire, trees and brush, corrugated tin, utility poles, railroad ties, barbed wire, broken glass or electrified material. The design, location and

construction of a fence or wall shall be approved by the building commissioner prior to the issuance of a building permit.

8) New Business: Public Hearing for Jovan Lozevski, 521 Cochran Drive, Crown Point, IN, 46375, requesting a variance for minimum lot size requirement for overall lot size, length and side yard setback from 8' to 5', for potential duplex to be built on vacant lot for the location of 2731 41st Street. {HMC 18.20.060}(C)(1)(a) (A) Minimum Lot Size. Minimum lot size requirements for an R-2 district are as follows:(2) Every single-family detached dwelling shall meet the requirements of and every two-family attached dwelling hereafter erected shall be on a zoning lot having a minimum area of 9,600 square feet and a minimum lot width of 80 feet at the building line, and lot depth of 120 feet; provided, that a lot of record on the effective date of the ordinance codified in this title which is less than 9,600 square feet in area or less than 80 feet in width, or 120 feet in depth, may be improved with a single-family detached or two-family attached dwelling where authorized by the board of zoning appeals. {HMC18.20.050}(H)(1) Minimum Side Yards. Minimum side yard requirements in an R-2 district are as follows: One-Family Detached or Two-Family Attached Dwellings. On a lot improved with a one-family detached or two-family attached dwelling, a side yard shall be provided along each side lot line. No side yard shall be less than eight feet in width.

BUSINESS FROM THE FLOOR:

ADJOURNMENT: Motion: _____ Second: _____ Time: _____

Agenda is subject to change without notice